

Goodman:

FOR SALE

EXPO LINE SKYTRAIN

3 MASSIVE PRE-ZONED LOTS TOTALLING 29,370 SF

5076 & 5066 Earles St	110' x 178'	(19,580 SF)
5026 Earles St	55' x 178'	(9,790 SF)
Total		29,370 SF

Available to purchase

KINGSWAY

EARLES ST

5076

5066

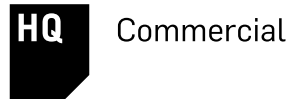
5026

5076, 5066 & 5026
EARLES STREET, VANCOUVER

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5076, 5066 & 5026 EARLES STREET, VANCOUVER



Price	CALL LISTING AGENT		
Address	5076, 5066 & 5026 Earles, Vancouver		
PIDs	011-492-376, 011-492-384, 011-492-431		
Legal Description	Lot 12, 13 & 17 Except The East 10 Feet, Now Lane Block 5 District Lot 37 Plan 4564		
Zoning	RM-9AN Apartment Transition Zone		
OCP Designation	Low-Rise Apartment (three/four-storeys)		
Lot Size	5076 & 5066 Earles	110' x 178'	(19,580 SF)
	5026 Earles	55' x 178'	(9,790 SF)
	Total		29,370 SF

DEVELOPMENT POTENTIAL

The subject properties fall under the Norquay Village Neighbourhood Centre Plan which allows for three/four-storey multi-family development. The two contiguous lots on the southern part of the block allow for a density of up to 2.0 FSR. The northernmost lot allows for up to 1.5 FSR and with an additional lot, it would also qualify for up to 2.0 FSR.

OPPORTUNITY

To acquire a redevelopment site in Vancouver's vibrant Norquay Village neighbourhood on the 5000 Block of Earles Street, just off Kingsway. The offering consists of 3 large single family lots, two of which are contiguous starting on the southern corner portion of the block with combined dimensions of 110' x 178' totalling 19,580 SF. The third lot is on the northernmost corner with dimension of 55' x 178' totalling 9,790 SF. These lots are pre-zoned and therefore no rezoning is required.

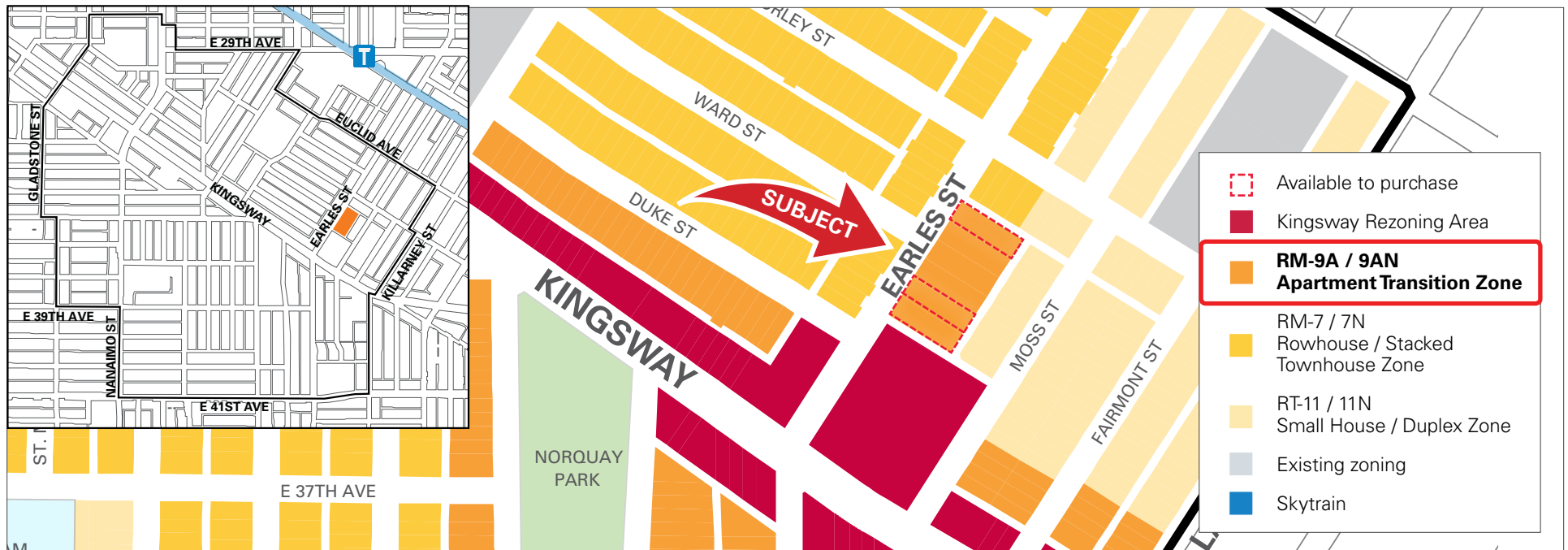
LOCATION

The Norquay Village neighbourhood is located in East Vancouver, with Kingsway being the centre artery. Primarily a residential neighbourhood with single detached homes, the area will soon see rapid change with the addition of apartment projects due to the recent zoning amendments in February 2016.

The 29th Avenue Skytrain Station is a 9 minute walk and ensures easy transportation to Downtown. John Norquay Elementary is a 5 minute walk. Located two blocks to the south along Kingsway are numerous amenities such as Shoppers Drug Mart, the Royal Bank and many cafés and restaurants. Just a few blocks away at 2220 Kingsway, Westbank's "Kensington Gardens" will provide 428 new homes, a premium supermarket and other retail amenities.

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.

NORQUAY VILLAGE NEIGHBOURHOOD CENTER PLAN



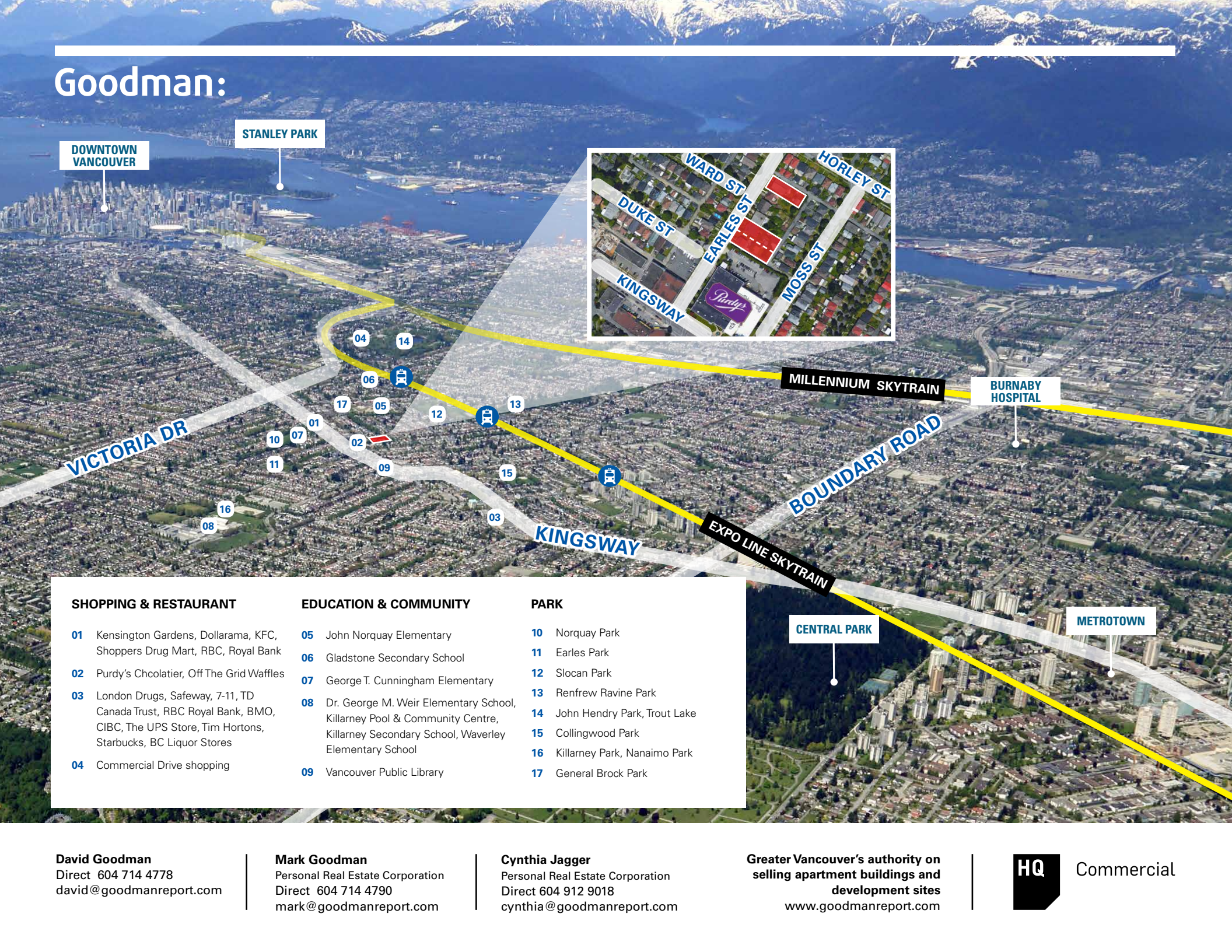
Example of 4-storey apartment building



POLICIES

1. Low-rise Apartment District Schedule. Draft a new District Schedule and Guidelines for a Low-rise Apartment Transition Zone generally as described below. Ensure all new development within the Zone meets high standards of quality, character, landscape, and neighbourhood fit.
2. Units for Families. Any new low-rise apartment development within the Transition Zone should be required to provide 3-bedroom units for a minimum of 50 percent of the total unit count.
3. Basic Development Parameters:
 - Allowable building density: 1.5 to 2 FSR (depending on lot size)
 - Allowable unit density: 72 dwelling units
 - Maximum allowable building height: 45 feet
 - Minimum site sizes: to be determined
 - Minimum setbacks: to be determined
 - Rear yard requirements will be minimized to enable buildings to more fully utilize the depth of lots and in recognition of the potential for four storeys or more rear walls for development along Kingsway.
 - Minimum building articulation: 2 or more major exposures per dwelling unit
 - Bonus density – 2017 set at \$18.59 on additional density (waived for secured market rental)

Goodman:



SHOPPING & RESTAURANT

- 01** Kensington Gardens, Dollarama, KFC, Shoppers Drug Mart, RBC, Royal Bank
- 02** Purdy's Chcolatier, Off The Grid Waffles
- 03** London Drugs, Safeway, 7-11, TD Canada Trust, RBC Royal Bank, BMO, CIBC, The UPS Store, Tim Hortons, Starbucks, BC Liquor Stores
- 04** Commercial Drive shopping

EDUCATION & COMMUNITY

- 05** John Norquay Elementary
- 06** Gladstone Secondary School
- 07** George T. Cunningham Elementary
- 08** Dr. George M. Weir Elementary School, Killarney Pool & Community Centre, Killarney Secondary School, Waverley Elementary School
- 09** Vancouver Public Library

PARK

- 10** Norquay Park
- 11** Earles Park
- 12** Slocan Park
- 13** Renfrew Ravine Park
- 14** John Hendry Park, Trout Lake
- 15** Collingwood Park
- 16** Killarney Park, Nanaimo Park
- 17** General Brock Park

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